



For Sale & Lease

# 1400 EAST 2ND STREET

Kansas City, MO 64106

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Block Real Estate Services, LLC | [www.blockllc.com](http://www.blockllc.com) | 4622 Pennsylvania Ave Suite 700, Kansas City, MO 64112 | 816.756.1400

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## PROPERTY SUMMARY

1400 EAST 2ND STREET



### PROPERTY HIGHLIGHTS

- 16,990± SF Building
- 1.35± AC Lot
- 3 Docks, 2 Drive-Ins
- Zoned M1-5
- Minutes from Berkley Riverfront Redevelopment
- Adjacent to I-29 with Easy Access to I-35 and I-70

### OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Sale Price:    | \$1,440,000       |
| Lease Rate:    | \$6.25/SF (Gross) |
| Available SF:  | 16,990 SF         |
| Lot Size:      | 1.35 Acres        |
| Building Size: | 16,990 SF         |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 5,436    | 91,164   | 290,199  |
| Total Population  | 11,108   | 198,366  | 678,222  |
| Average HH Income | \$64,819 | \$69,931 | \$87,645 |



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## BUILDING SPECIFICATIONS

1400 EAST 2ND STREET

|                          |                                                                                                                                                                                                                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:                 | 1400 East 2nd Street, Kansas City, MO 64106                                                                                                                                                                                                                                                                          |
| Building Size:           | 16,990± SF<br>Above grade: 12,490± SF (10,000± SF main floor + 1,300± SF upper office + additional main floor space)<br>Below grade (basement): 4,500± SF                                                                                                                                                            |
| Lot Size:                | 1.35± AC (58,806± SF)                                                                                                                                                                                                                                                                                                |
| Cold Storage:            | 1,500± SF, functional condition                                                                                                                                                                                                                                                                                      |
| Storage Yard:            | ±5,000 SF fenced, secured outdoor yard                                                                                                                                                                                                                                                                               |
| Year Built:              | 1954                                                                                                                                                                                                                                                                                                                 |
| HVAC:                    | Office - heated and cooled<br>Warehouse - heated only                                                                                                                                                                                                                                                                |
| Roofing:                 | TPO, installed in 2024                                                                                                                                                                                                                                                                                               |
| Electric Service:        | Three (3) 480V Panels                                                                                                                                                                                                                                                                                                |
| Construction Type:       | Masonry                                                                                                                                                                                                                                                                                                              |
| Dock-High Loading Doors: | 3                                                                                                                                                                                                                                                                                                                    |
| Drive-In Loading Doors:  | 2                                                                                                                                                                                                                                                                                                                    |
| Floor Drains:            | Present throughout                                                                                                                                                                                                                                                                                                   |
| Zoning:                  | M1-5                                                                                                                                                                                                                                                                                                                 |
| Flood Zone:              | Located in FEMA Flood Zone X (minimal flood risk)                                                                                                                                                                                                                                                                    |
| Permit Uses:             | Animal services, building maintenance services, business equipment sales and service, business support services, communications service establishments, office uses, repair or laundry services, retail sales, manufacturing/production/industrial service, warehousing, wholesaling, storage, and freight movement. |
| Parcel Number:           | 12-730-07-11-00-0-00-000                                                                                                                                                                                                                                                                                             |
| Legal Description:       | NORTHUP'S C M FIRST ADD RES LOTS 6-10 & LOTS 40-46 (EX PT IN STS) & VAC ALLEY & LOTS 11- 12 & LOTS 15 & 16 & VAC 2ND ST ADJ TO SD LOTS                                                                                                                                                                               |



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## ADDITIONAL PHOTOS



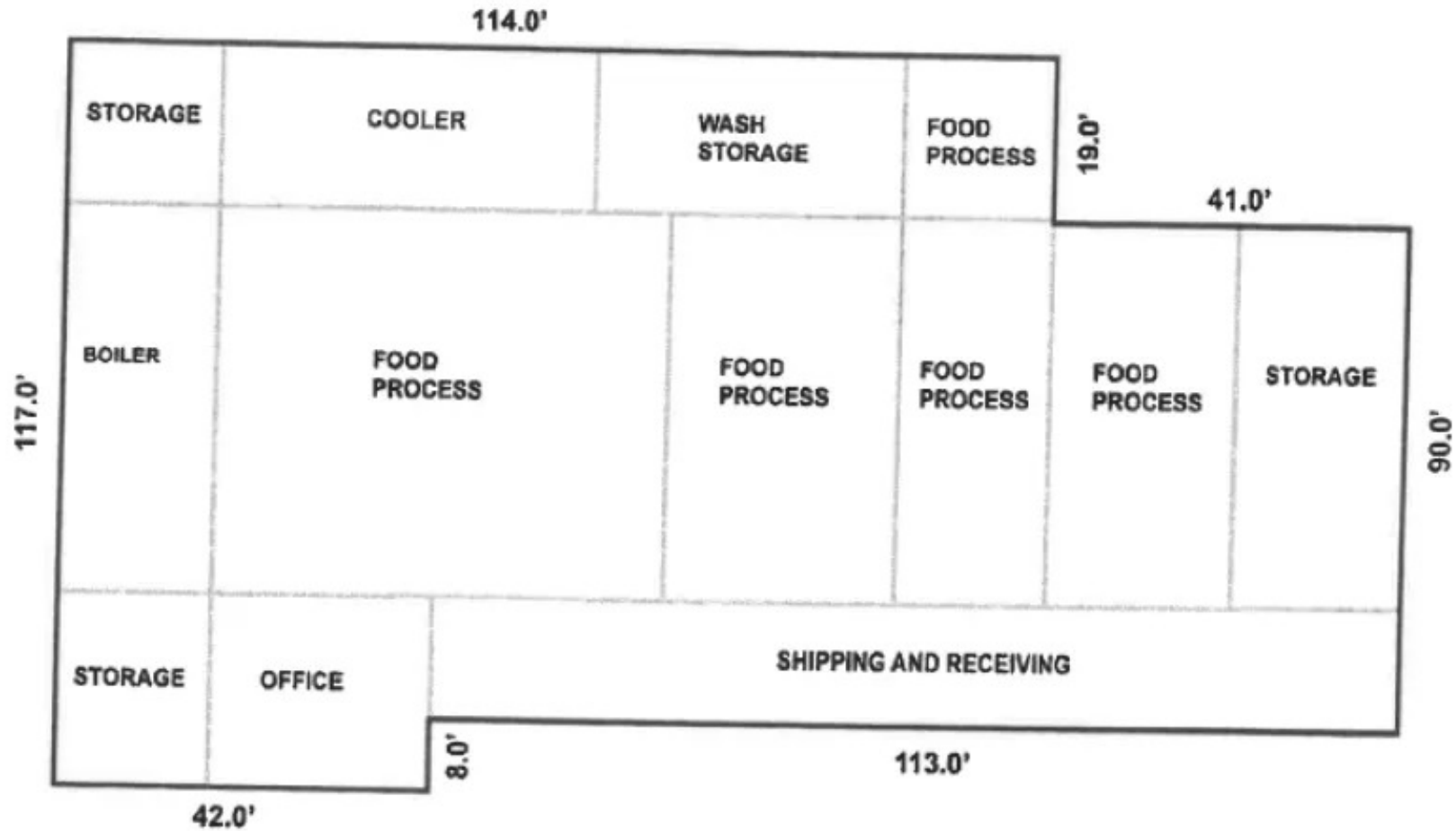
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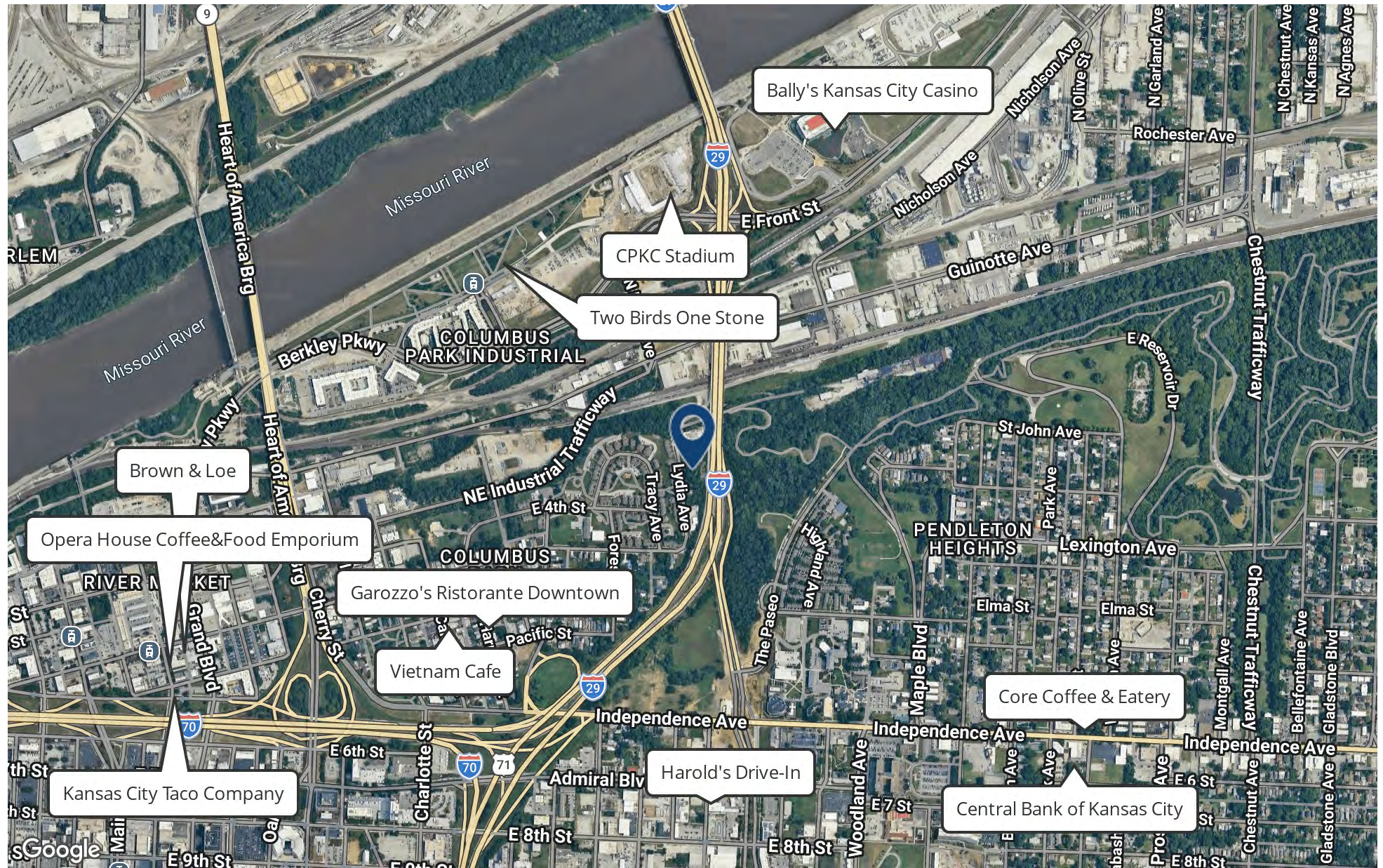


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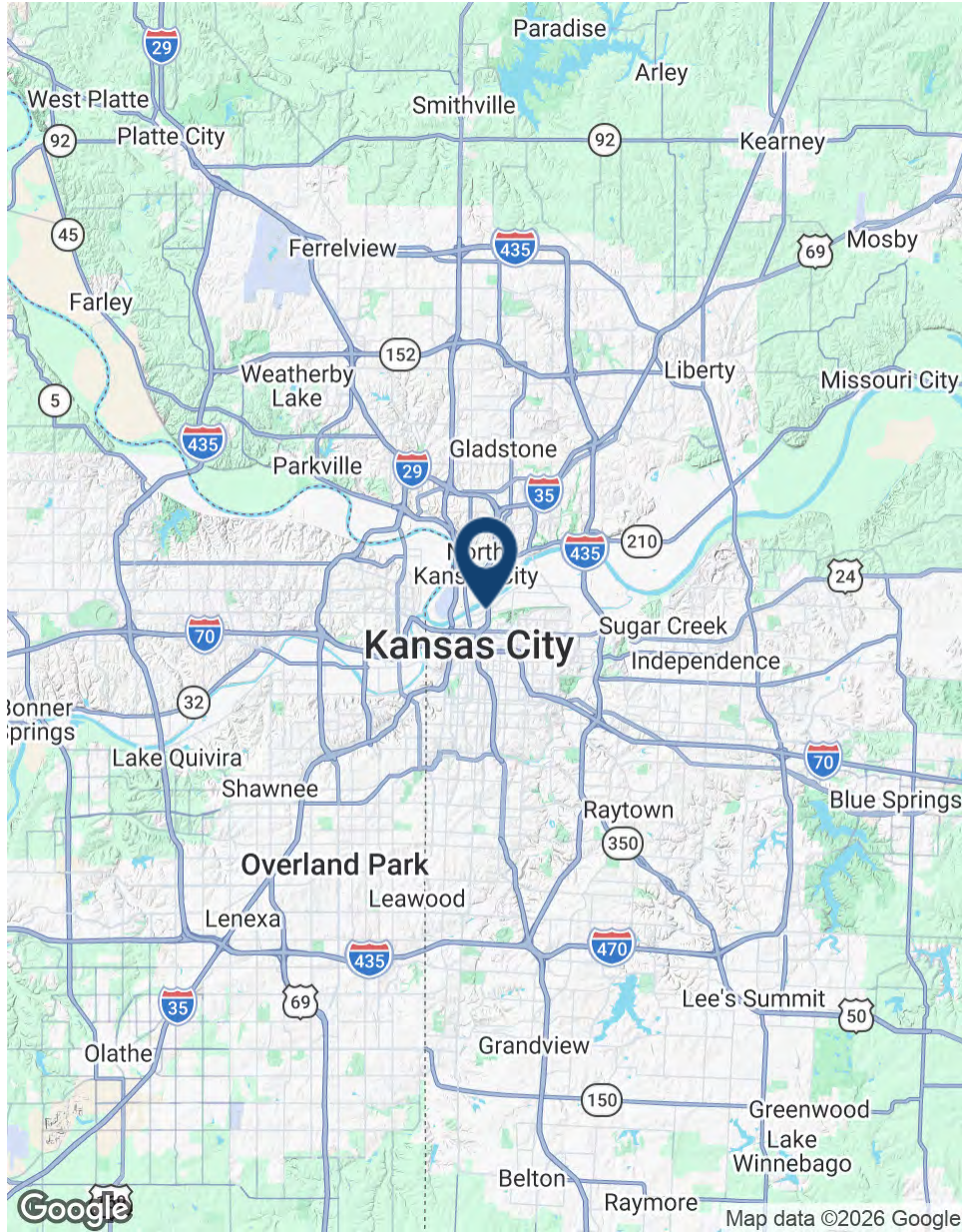
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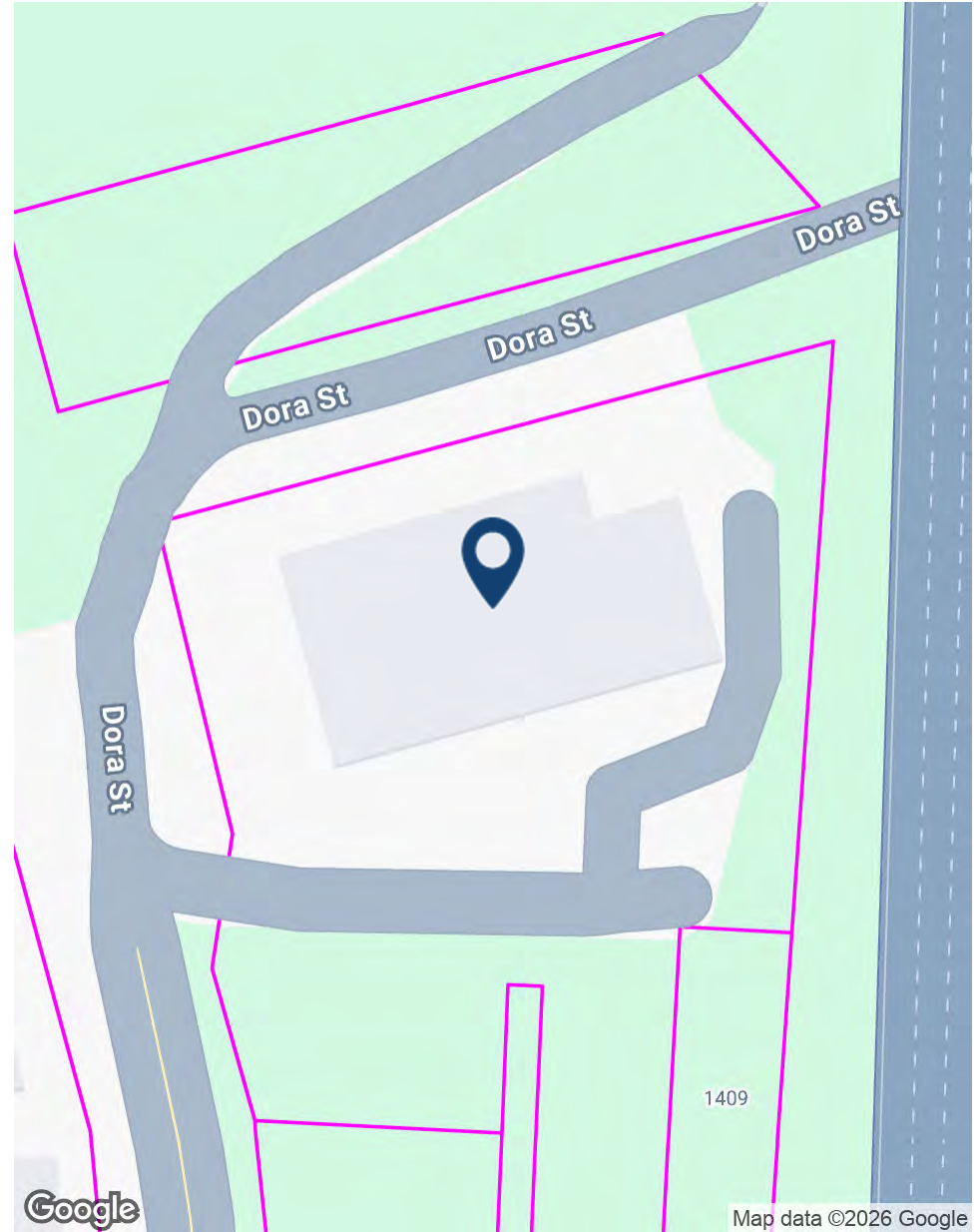
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## LOCATION MAP



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